

ORDINANCE NO. 22-11

**TO AMEND CERTAIN PORTIONS OF THE
UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST
LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY
AMENDED AS FOLLOWS:**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to
rezone the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

11 Section 2: Said real estate is hereby rezoned as follow:

FROM: "CBW/R3W/R1U" District

TO: "PDNR" District

Section 3: This ordinance shall be in full force and effect from and after its passage and signing
by the Mayor.

Land Description

Lot 25, a part of Lot 26, Lot 29, Lot 30, Lots 32 through 36, a part of Lot 37, parts of Garfield Street; parts of a 14 foot wide east-west alley, parts of a 15 foot wide north-south alley, and parts of a 14 foot wide northwest-southeast alley, all in Spaulding's Plat of West Lafayette, the plat of which is recorded at Deed Record 85, Page 178 in the Office of the Recorder of Tippecanoe County, Indiana (hereinafter referred to as "Spaulding's Plat"), as well as a part of Lot 23, Lot 24 and Lot 24A in the plat of Spaulding's Subdivision of Lots Numbered 12, 13, 14, 15, 16, 21, 22, 23, 24, 27 and 28 in Spaulding's Original Plat of West Lafayette Indiana, the plat of which is recorded at Deed Record 158, Page 234 in the Office of the Recorder of Tippecanoe County, Indiana (hereinafter referred to as "Spaulding's Subdivision"), all of which is further described as follows:

Beginning at a cut cross marking the south corner of the land described in a deed to Purdue Research Foundation recorded at Record #05017017; thence North 39 degrees 24 minutes 53 seconds West (bearings based on an ALTA/ACSM Land Title Survey prepared by the Schneider Corporation and recorded at Record #201111008497) along the southwest lines of Lot 37, Lot 36, Lot 35, Lot 34, Lot 33 and Lot 32 in "Spaulding's Plat" and the northwesterly extension thereof a distance of 366.00 feet to the centerline of the 50 right-of-way of Garfield Street; thence North 51 degrees 24 minutes 15 seconds East along said centerline a distance of 140.71 feet to an angle point of said centerline; thence South 37 degrees 54 minutes 33 seconds East a distance of 16.14 feet to the westerly extension of the centerline of a vacated 14 foot wide east-west alley; thence South 88 degrees 48 minutes 38 seconds East along said centerline a distance of 153.66 feet to the centerline of a vacated 15 foot wide north-south alley; thence North 89 degrees 24 minutes 49 seconds East a distance of 135.45 feet to the east line of Lot 23 in "Spaulding's Subdivision"; thence South 00 degrees 35 minutes 11 seconds East along the east lines of Lot 23, Lot 24 and Lot 24A in "Spaulding's Subdivision" and Lot 25 and Lot 26 in "Spaulding's Plat" a distance of 247.03 feet to the north line of an alley described in Miscellaneous Record 85, page 224; thence South 00 degrees 34 minutes 27 seconds East along the east line of said alley a distance of 14.00 feet to the south line of said alley; thence North 88 degrees 49 minutes 36 seconds West along the south line of said alley a distance of 70.80 feet to the northeast line of a 14 foot wide northwest-southeast alley in "Spaulding's Plat"; thence South 39 degrees 15 minutes 50 seconds East along said northeast line a distance of 7.72 feet to the northeasterly extension of the southeast line of the land described in the aforesaid deed to Purdue Research Foundation recorded at Record #05017017; thence South 51 degrees 24 minutes 33 seconds West along said northeasterly extension and along said southeast line a distance of 145.01 feet to the Point of Beginning. Containing 2.27 acres, more or less.

This description was generated on 6/27/2011 at 2:21 PM, based on geometry in the drawing file L:\7K\7674\002\dwgs\Draft\7674002-D104.dwg.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

August 18, 2011
Ref. No.: 11-259

West Lafayette Common Council
609 West Navajo Street
West Lafayette, IN 47906

RECEIVED

AUG 19 2011

CLERK - TREASURER

CERTIFICATION

RE: **Z-2460--PURDUE RESEARCH FOUNDATION (516 Northwestern PD)
(CBW, R3W, and R1U to PDNR):**

Petitioner is requesting PDNR zoning on 2.27 acres in West Lafayette for a four-story, non-residential mixed use building containing approximately 145,000 square feet for an academic hall, retail and offices uses. A 78-space surface parking lot is also proposed. The property is located at 516 Northwestern Avenue in West Lafayette, Wabash 19 (NW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 17, 2011 the Area Plan Commission of Tippecanoe County voted 11 yes - 1 no on the motion to rezone the subject real estate from CBW, R3W, and R1U to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. Recordation of the alley vacation shall be completed prior to Final Detailed Plan approval and recordation.
7. A traffic maintenance plan shall be submitted with the Final Detailed Plans, subject to the approval of the Administrative Officer of the City of West Lafayette.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its September 6, 2011 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sallie Dell Farley", written over a horizontal line.

Sallie Dell Farley
Executive Director

SDF/lmu

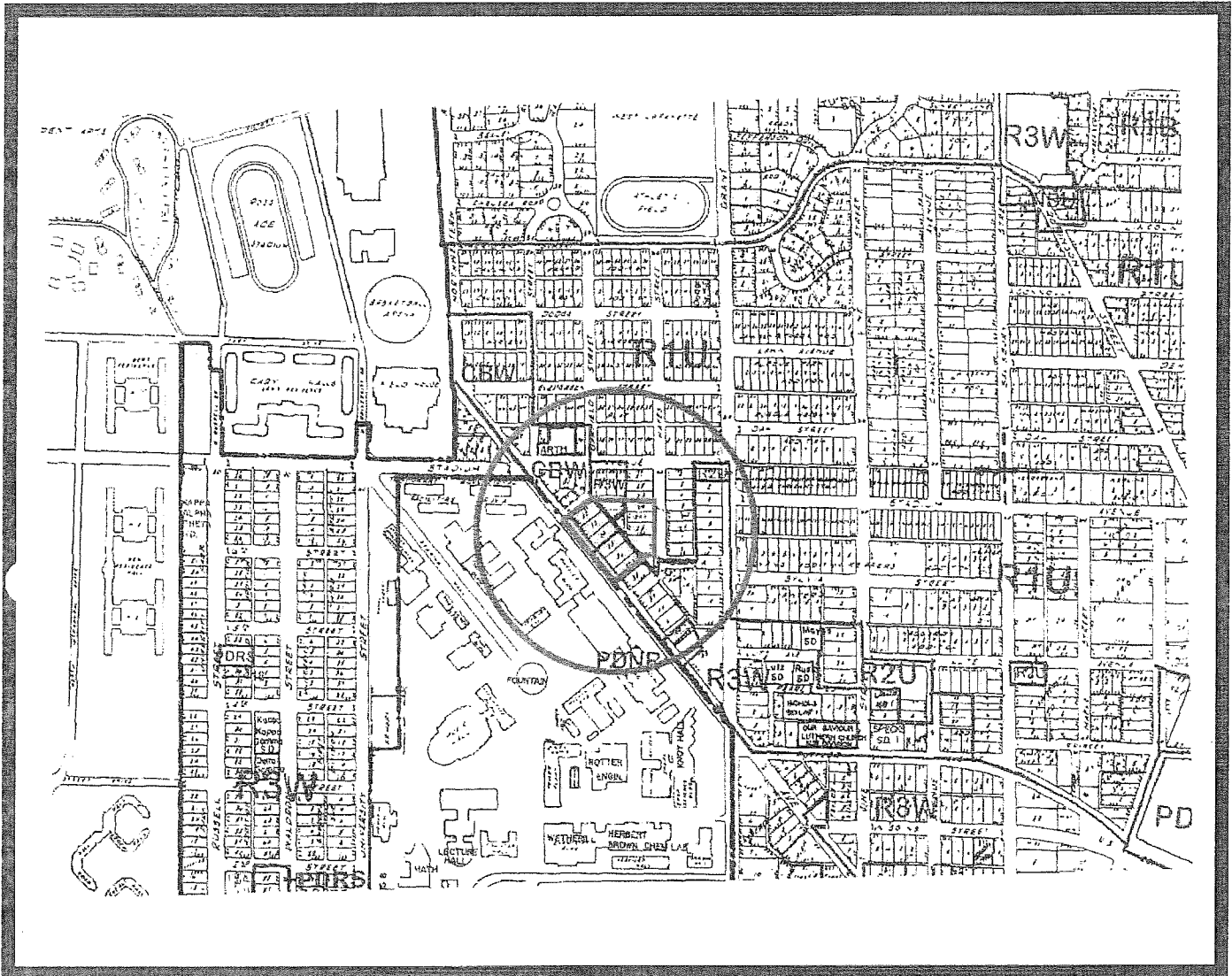
Enclosures: Staff Report & Ordinances

cc: Joseph Hornett, PRF
Purdue Employees Federal Credit Union
Ross Ade Foundation
Jameson Family
Joseph Bumbleburg
Mike Wylie
Vectren
Duke Energy
Frontier Communications
Comcast
Indiana American Water Company

Z-2460
PURDUE RESEARCH FOUNDATION
516 NORTHWESTERN AVENUE
PLANNED DEVELOPMENT
R1U, R3W, CBW
TO PDNR

STAFF REPORT
August 11, 2011

Z-2460
PURDUE RESEARCH FOUNDATION
(CWI/R3W/R1U to PDNR)



Z-2460

**PURDUE RESEARCH FOUNDATION
516 NORTHWESTERN AVENUE DEVELOPMENT 2011
R1U, R3W, CBW to PDNR**

**Staff Report
August 11, 2011**

REQUEST MADE, PROPOSED USE, LOCATION:

The owner/petitioner, Purdue Research Foundation represented by attorney Joseph Bumbleburg, is requesting PDNR zoning on 2.27 acres in West Lafayette for the 516 Northwestern Avenue PD (formerly known as Wang Hall). The project consists of a four-story, nonresidential mixed-use building containing approximately 145,000 square feet for an academic hall, retail and office uses. A 78-space surface parking lot is also proposed, with additional parking being provided in an adjacent parking garage. The property is located at 516 Northwestern Avenue, West Lafayette, Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

With the exception of the Purdue Exponent Planned Development (Z-1278) approved in 1987, the current mix of commercial and residential zoning surrounding the subject property has remained relatively unchanged in this portion of the New Chauncey Neighborhood. Purdue's campus is directly west, across Northwestern Avenue from the site while R1U and R3W lies to the east. CBW, R1U and R3W is in place to the north of the subject property while PDNR and additional R3W zoning exists to the south.

AREA LAND USE PATTERNS:

Part of the subject property (the portion presently vacant) contained the Phi Kappa Tau fraternity; this building was sold to the Purdue Research Foundation in 2005 and has since been razed. The remaining portions of the subject property contain a Purdue Employees Federal Credit Union branch (which will have a place in the new building) and houses converted into apartments. North of the subject property is a McDonald's restaurant along with additional converted apartment homes; to the south are a Purdue University parking garage and the Purdue University Visitors Center. A mix of apartments and both owner-occupied and rental homes lie to the east.

TRAFFIC AND TRANSPORTATION:

Northwestern Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. The proposal calls for removing all existing curb cuts from Northwestern, where there will be no vehicular access. All vehicular access will be off of Hayes Street, to the east. An alley, presently running north/south through the site, will be vacated.

A maximum of 220 parking spaces are being provided with 78-spaces in an on-site surface parking lot and the remainder being provided in the adjacent parking garage.

The parking for the planned development is structured with some flexibility. For instance, it allows the Administrative Officer of West Lafayette to permit reductions in the amount of required parking. To do so, the planned development owner must be able to demonstrate, in a parking report capturing at least 2-years worth of data, that the present allocation of spaces is underutilized. The Administrative Officer may also require changes to the parking allocation if a parking problem is discovered.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. A total of 13.3% of the site is being reserved as green open space and the inclusion of a rain garden in a prominent area of the parking lot will not only enhance the landscaping for the project, it will also positively contribute to stormwater management as well.

STAFF COMMENTS:

The 516 Northwestern Avenue Planned Development represents a significant and positive change in the history of redevelopment in the New Chauncey Neighborhood. Purdue University, rather than simply acquiring land and developing outside of local zoning regulations, has instead sought to partner with the Purdue Research Foundation and build a project that is rooted in the community, sensitive to its neighbors, and innovative in its design both architecturally and in terms of the site layout.

The project is designed with the pedestrian in mind. There are numerous areas on both frontages of the building for outdoor seating in appropriately landscaped and hardscaped environments. The wider sidewalk, improved streetscape and an emphasis on pedestrian amenities planned for the Northwestern Avenue frontage will likely set the tone for all other redevelopments along this section of Northwestern. Apart from the academic and office uses, the planned development also provides a commitment to ground-floor retail; this represents a further enhancement to the pedestrian environment and to neighborhood business development.

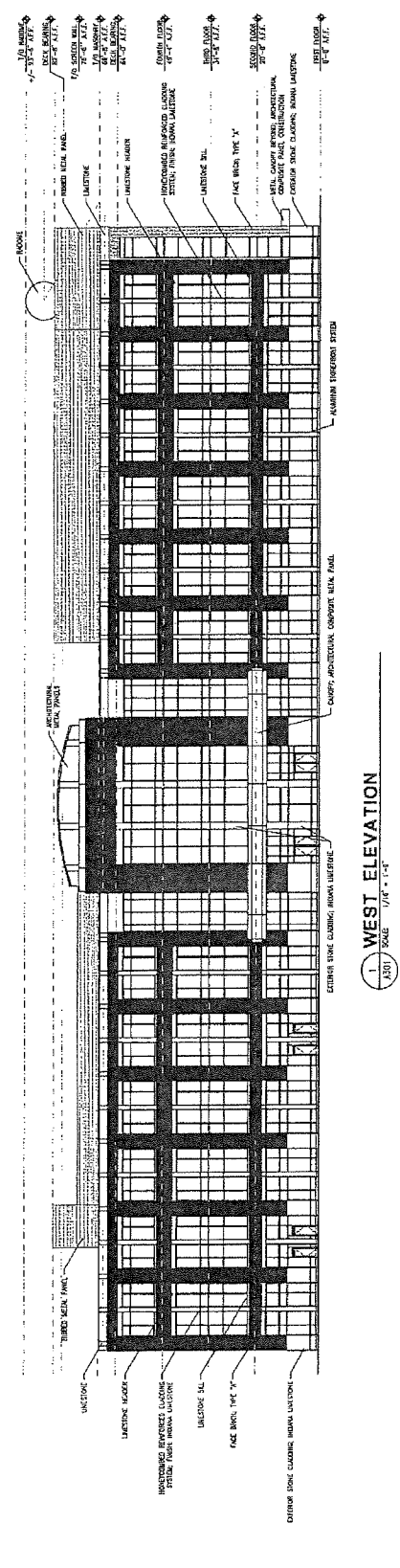
It is staff's opinion that the 516 Northwestern Avenue Planned Development achieves a proper balance in meeting the needs of the university while providing a development that is appropriate in scale and use for this section of the Northwestern Avenue corridor in the New Chauncey Neighborhood.

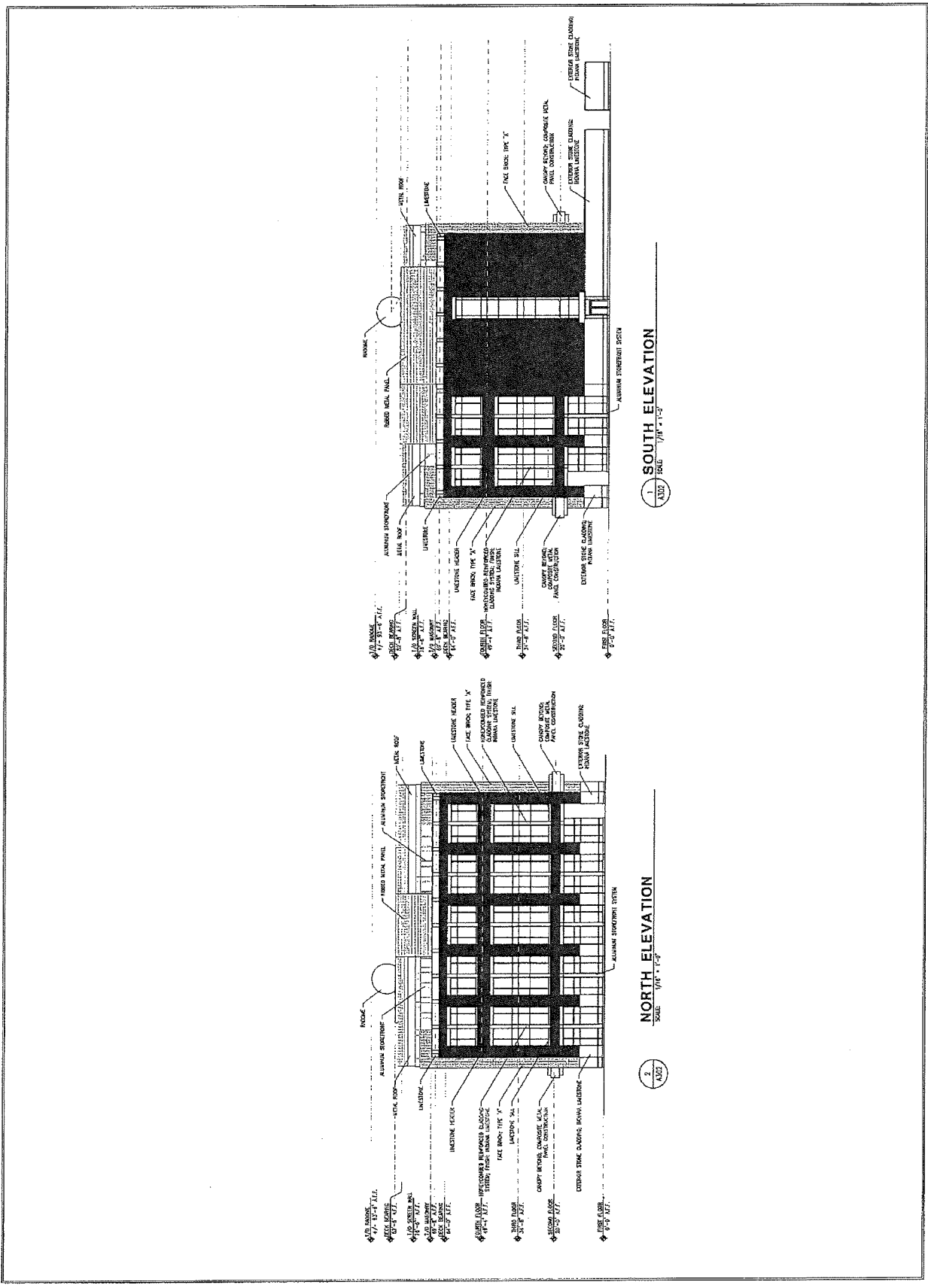
STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

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CSO Architects
ARCHITECTS - PLANNERS
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WWW.CSOARCHITECTS.COM

516 NORTH WESTERN AVENUE
PLANNED DEVELOPMENT
West Lafayette, Indiana

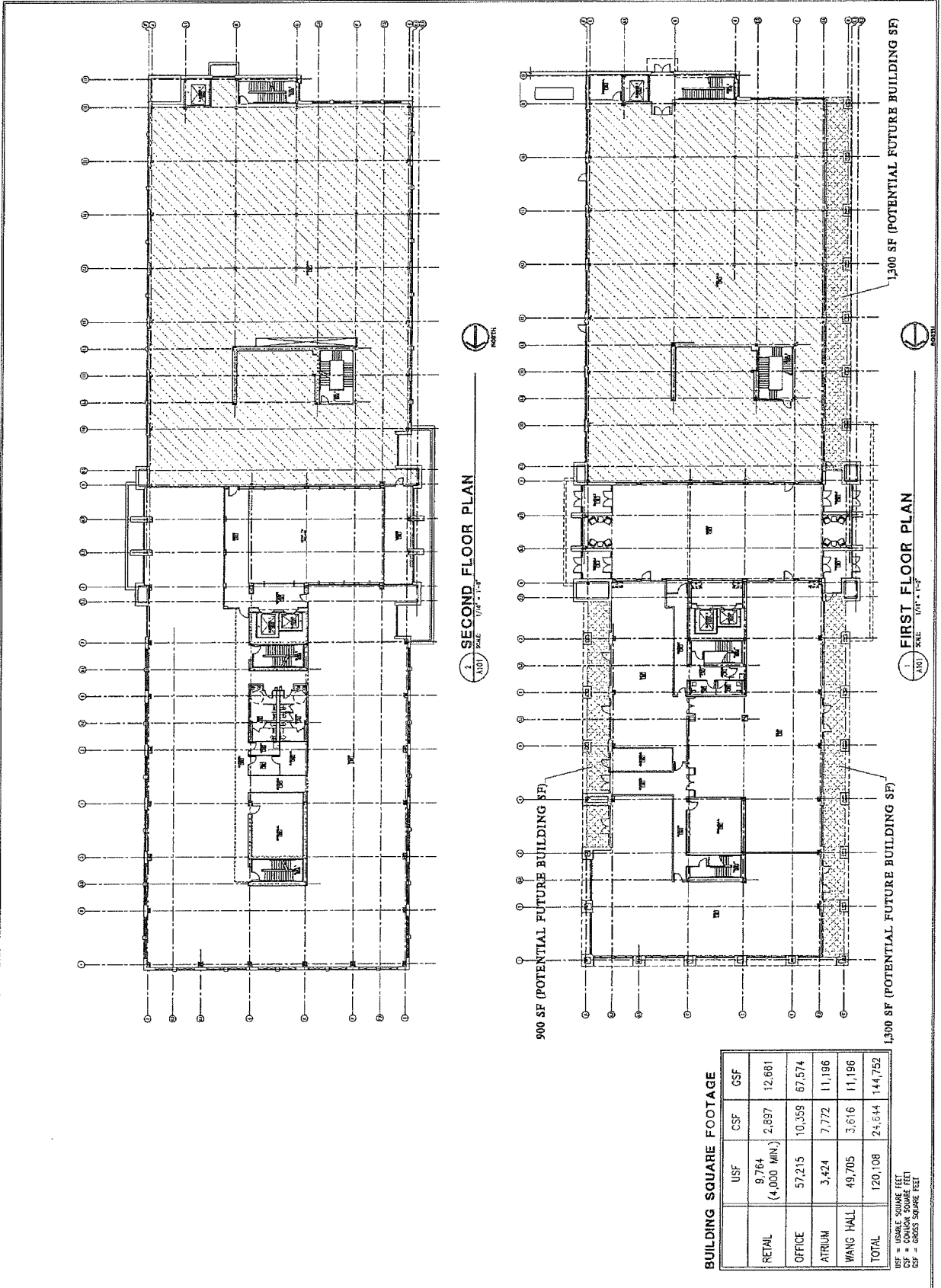
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Check By: JMM
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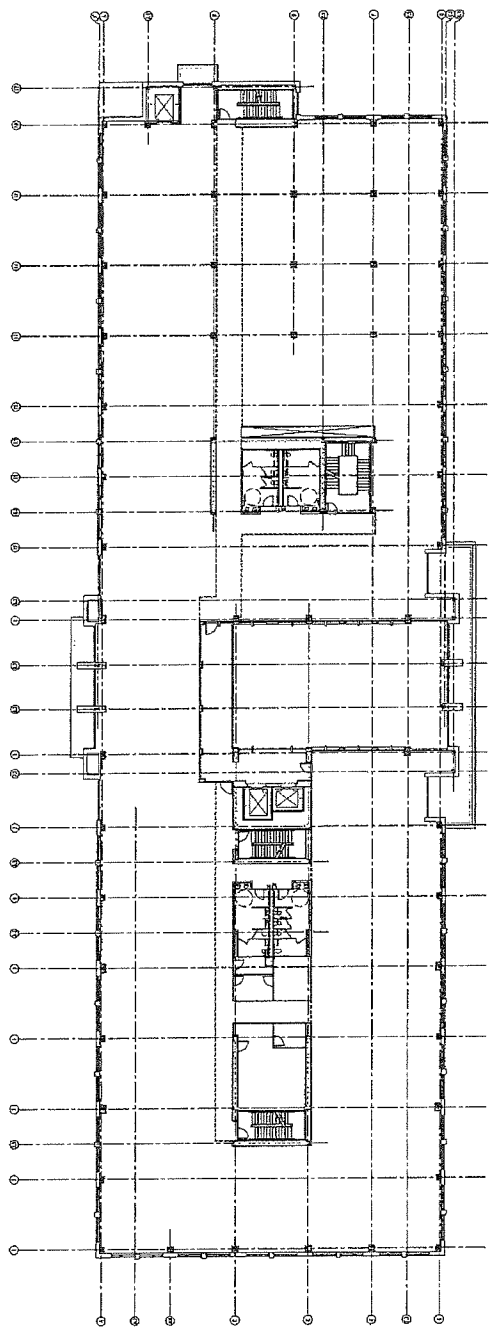
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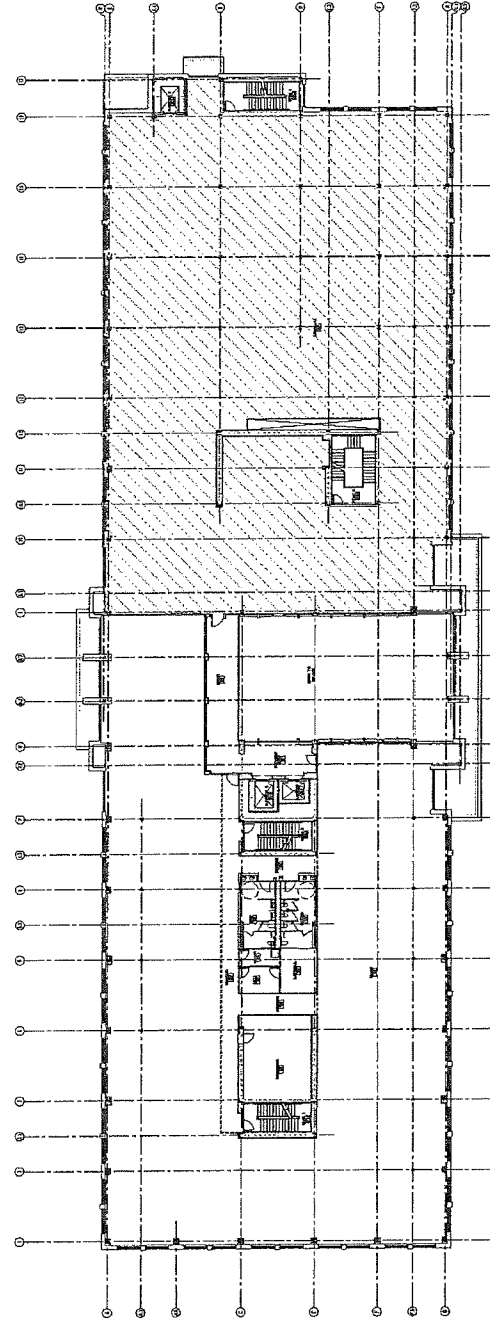
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2
A102
FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"



1
A102
THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"

BUILDING SQUARE FOOTAGE

	USF	CSF	GSF
RETAIL	9,764 (4,000 MIN.)	2,897	12,661
OFFICE	57,215	10,359	67,574
ATRIUM	3,424	7,772	11,196
WANG HALL	49,705	3,616	11,196
TOTAL	120,108	24,644	144,752

USF = USABLE SQUARE FEET
CSF = COMMON SQUARE FEET
GSF = GROSS SQUARE FEET

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